

128.0

0002

0011.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,026,200 / 1,026,200  
USE VALUE: 1,026,200 / 1,026,200  
ASSESSED: 1,026,200 / 1,026,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39-41		MENOTOMY RD, ARLINGTON

## OWNERSHIP

Unit #: 

Owner 1:	GIBSON JULIE
Owner 2:	
Owner 3:	

Street 1: 12 PURITAN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry:  Own Occ: NPostal: 02476 Type: 

## PREVIOUS OWNER

Owner 1:	GIBSON ROBERT -
Owner 2:	-

Street 1: 61 GLAD VALLEY DRIVE

Twn/City: BILLERICA

St/Prov: MA Cntry: 

Postal: 01821

## NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3426 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							82788
							GIS Ref
							GIS Ref
							Insp Date
							04/24/18

## USER DEFINED

Prior Id # 1:	82788
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:22:18
PRINT	
DATE	TIME
05/13/19	10:43:12
LAST REV	
DATE	TIME
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT							Parcel ID	128.0-0002-0011.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	542,200	4900	5,962.	479,100	1,026,200	1,026,200
2019	104	FV	415,300	4900	5,962.	449,100	869,300	869,300
2018	104	FV	414,400	4900	5,962.	371,300	790,600	790,600
2017	104	FV	388,100	4900	5,962.	341,400	734,400	734,400
2016	104	FV	388,100	4900	5,962.	311,400	704,400	704,400
2015	104	FV	344,700	4900	5,962.	305,400	655,000	655,000
2014	104	FV	344,700	4900	5,962.	283,900	633,500	633,500
2013	104	FV	359,000	4900	5,962.	270,100	634,000	634,000

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON ROBERT	1296-123		3/2/2005	Family	550,000	No	No		
GIBSON CAROL A	1255-32		7/15/2002	Family		No	No		
GIBSON CAROL A	1255-32		7/15/2002	Family		No	No	N	
	420-213		1/1/1901	Family		No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/3/2018	1835	Re-Roof	6,750	C					4/24/2018	MEAS&NOTICE	CC	Chris C
10/8/2010	2115	Dormers	15,000					3RD FLR DRMR	4/13/2011	Info Fm Prmt	BR	B Rossignol
7/7/2010	799	New Wind	11,000					REPL 40 WINDOWS	2/5/2009	Measured	345	PATRIOT
9/21/2009	876	New Wind	6,500						5/20/2000	Meas/Inspect	263	PATRIOT
4/3/2008	308	Manual	1,000			G9	GR FY09	replace boards and	12/9/1999	Mailer Sent		
11/13/2003	981	Re-Roof	16,500						11/30/1999	Measured	243	PATRIOT
2/8/1996	24		2,500					REMODEL 2 BATHS	7/10/1995		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 13 - Multi-Garden	2	Rating: Average																																																																																																					
Sty Ht: 2T - 2 & 3/4 Sty		A Bath:	Rating:																																																																																																				
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																																																																																																				
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																																																																																																				
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																																				
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																																																																																																				
Sec Wall: 2 - Clapboard	40 %	OthrFix:	Rating:																																																																																																				
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																																	
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2																																																																																															
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																
View / Desir:		Fpl: 2	Rating: Average			Other																																																																																																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper																																																																																																	
Grade: C - Average				Lvl 2																																																																																																			
Year Blt: 1925	Eff Yr Blt:			Lvl 1																																																																																																			
Alt LUC:	Alt %:			Lower																																																																																																			
Jurisdct: G12	Fact: .			Totals	RMS: 14	BRs: 6	Baths: 2	HB																																																																																															
Const Mod:																																																																																																							
Lump Sum Adj:																																																																																																							
<b>INTERIOR INFORMATION</b>																																																																																																							
Avg Ht/FL: STD																																																																																																							
Prim Int Wall: 2 - Plaster																																																																																																							
Sec Int Wall:	%																																																																																																						
Partition: T - Typical																																																																																																							
Prim Floors: 3 - Hardwood																																																																																																							
Sec Floors:	%																																																																																																						
Bsmnt Flr: 12 - Concrete																																																																																																							
Subfloor:																																																																																																							
Bsmnt Gar:																																																																																																							
Electric: 3 - Typical																																																																																																							
Insulation: 2 - Typical																																																																																																							
Int vs Ext: S																																																																																																							
Heat Fuel: 1 - Oil																																																																																																							
Heat Type: 5 - Steam																																																																																																							
# Heat Sys: 2																																																																																																							
% Heated: 100	% AC: 100																																																																																																						
Solar HW: NO	Central Vac: NO																																																																																																						
% Com Wall	% Sprinkled:																																																																																																						
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																																																																															
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3	Garage	D	Y	1 19X20	A	AV	1925		21.58	T	40	104			4,900		4,900																																																																																						
More: N				Total Yard Items: 4,900				Total Special Features:				Total: 4,900																																																																																											
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